Karen Johnson Davidson County
Batch# 859742 DEEDQC
05/20/2022 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220520-0058946

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Michael Morello Affiant Subscribed and sworn to before me this 16th day of May, 2022. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Michael D. Morello and/or Karen K. Morello, Trustees 830 Overton Lane Nashville, Tennessee 37220	SAME	052 08 0 126.00 052 08 0 127.00

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karen K. Morello and husband, Michael D. Morello**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and

to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael D. Morello and/or Karen K. Morello, Trustees of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D. Morello and Karen K. Morello dated May 16, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises, including the matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

WITNESS our hands this 16th day of May, 2022.

Karen Morello

Karen K. Morello

Michael Morello

Michael D. Morello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen K. Morello and Michael D. Morello, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May, 2022.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Descriptions

(Karen K. Morello and Karen Morello are one and the same person. Michael D. Morello, Michael Morello and Mike Morello are one and the same person.)

052 08 0 126.00 - 1153 Sioux Terrace, Nashville, Tennessee 37115.

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat Section One, Meadow Bend Subdivision of record in Plat Book 5200, Page 600, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Morello and Michael Morello, wife and husband, by deed from Wendell G. Goodman and wife, Lucy E. Goodman, of record as Instrument No. 20170320-0026591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Current and subsequent years' State and County taxes, which have been assumed by the Grantees;
2. All matters shown on the Plan of record in Plat Book 5200, page 600, Register's Office for Davidson County, Tennessee;
3. Restrictions of record in Book 6180, page 252, Register's Office for Davidson County, Tennessee;
4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and
5. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1153 Sioux Terrace, Nashville, Tennessee 37115.

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052 08 0 127.00 - 1157 Sioux Terrace, Nashville, Tennessee 37115.

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Meadow Bend Subdivision, Section 1, of record in Plat Book 5200, Page 600, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Morello and Mike Morello, wife and husband, by deed from Wendell G. Goodman and wife, Lucy E. Goodman, of record as Instrument No. 20170320-0026587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Current and subsequent years' State and County taxes, which have been assumed by the Grantees;
2. All matters shown on the Plan of record in Plat Book 5200, page 600, Register's Office for Davidson County, Tennessee;
3. Restrictions of record in Book 6180, page 252, Register's Office for Davidson County, Tennessee;
4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and
5. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1157 Sioux Terrace, Nashville, Tennessee 37115.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 16, 2022.

05-16-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

